

Pima Medical Institute- Arcadia Alamo Area Plan Amendment

2120 N Beverly Avenue

5:30 pm, Tuesday, March 29, 2016

Location: Sheraton Tucson- Pima Room

In attendance:

Dick Luebke, Jr, President, Pima Medical Institute

Linda Morales, CEO, The Planning Center

Kelly Lee, Project Manager, The Planning Center

Steve Kozachik, Ward 6 Councilman

Amy Stabler, Ward 6 Council Aide

Meeting Notes:

This meeting was a requirement of the plan amendment process for the City of Tucson. All neighbors within 300 feet and all neighborhood associations within one-mile were invited to this meeting. Meeting Fact Sheets (enclosed) were handed out and a PowerPoint presentation was shown. The PowerPoint slides included:

- A Regional Location Map
- An aerial display showing the site and surrounding property
- An existing zoning display showing the existing property zoning and surrounding zoning
- Arcadia Alamo Area Plan –Land Use Concept Plan Map
- Conceptual Site Plan
- Graphic Illustrations
- Plan Amendment Process Slide

Linda Morales gave the presentation. She presented the background information on the site location, existing zoning, area plan, and existing land uses. The requested amendments discussed were the map revisions from low/medium density residential to office/commercial/high density residential. The conceptual site was shown as well as two graphic renderings showing PMI's vision for the entry monument and PMI gateway concept. Dick Luebke, Jr. presented background information on Pima Medical Institute and their goals for the site. (Additional details are found within question/answer section.)

The following is a list of questions (grouped in categories) from the neighbors in attendance and responses.

PMI

Neighbor question: How many students will be enrolled at PMI (the letter says 200)?

- Response: We apologize for the mistake on the letter. The Planning Center did not have the most accurate information at the time the letter was sent out. Not all students will be on campus at the same time, as they will have differing class schedules:
 - 350 students from 8:00 am to 12:00 pm
 - 250 students from 12:00 pm to 5:00 pm
 - 100 students from 6:00 pm to 10:00 pm (Note that there will be fewer students attending these nighttime courses)

Neighbor question: Dick mentioned a veterinary technician program. Will there be kennels within the PMI building?

- Response: There will be a veterinary curriculum but there will not be any kennels inside the building.

Neighbor question: What will be the square footage of the PMI building?

- Response: We are anticipating the square footage at approximately 70,000 square feet.

Neighbor question: How many PMI employees are anticipated?

- Response: approximately 50-60 employees will be on-site.

Traffic

Neighbor question: How many average daily trips do you anticipate? Will there be 800 cars a day?

- Response: We don't have traffic counts for the office/retail development at this time. PMI is anticipated to have no more than 200-300 vehicles at one time. Since the class schedules are separated into three segments daily, you won't see the maximum student enrollment all at one time. Another factor is that students tend to ride their bike or take the bus to class, which will also reduce the number of trips. Also, as shown on the concept plan, there are approx. 200 parking spaces along the north border. There are possibilities of directing nighttime student traffic to this area rather than the southern parking area.

Neighbor question: Will Ferguson Road come through to the site from the north boundary?

- Response: No. Ferguson Road dead-ends in the apartment complex parking area.

Site Plan

Neighbor question: What are the building heights?

- Response: The building heights will vary from 1 to 3 stories.

Neighbor question: How far back from the south property line will the three story buildings be located?

- Response: The site plan is conceptual and unknown as to exactly where the three story buildings will be located. The area plan policies require that we provide a transition of building heights. Therefore, we envision that the 1 story buildings will be along the south boundary and taller building heights will be closer to the northern boundary.

Neighbor question: Where are the access points?

- Response: Our concept plan shows primary access to Craycroft Road and secondary access to Beverly Avenue. The Beverly driveway will likely be used primarily by a portion of the PMI students/employees. The office/retail center will generally be accessed from Craycroft Road.

Neighbor comment: I am open to PMI coming in. It is a good fit for the area and an exciting project. However, I am concerned about the office/retail pads. Here are my concerns:

- It appears the greenbelt along the middle of the site is more for the complex, not for the neighborhood.
 - Response: We will look into options for pedestrian ways for the neighborhood. This is a concept plan and as we get into the rezoning process, more details will be solidified on pedestrian ways.
- Traffic- How can you be sure that all traffic will not use Beverly?
 - Response: There are three access points to Craycroft, an arterial roadway for the office/retail center. It is the closest point of access for this office/retail area. PMI students and employees will be using the Beverly access.
- What about the lighting and trash?
 - Response: The trash will be required to be setback at least 50 feet from the property line. All lighting will be downward directed and in conformance with the Dark Skies Ordinance.
- Can you put proposed parking adjacent to existing parking on the north, instead of adjacent to the neighborhood?
 - Response: We will take that into consideration as we move into the rezoning process. The development plan submitted must be in substantial conformance with the preliminary development plan required for rezoning.

Neighbor comment: I appreciate the setback of buildings and would prefer to see parking areas adjacent to the south boundary.

- Response: Noted.

Neighbor question: I'm not concerned with the lighting. We deal with the soccer lighting as it is and it doesn't bother me.

- Response: Noted.

Neighbor question: Who will be constructing the retail/office area?

- Response: PMI will bring in partner to construct the office/retail area. We want to make sure the entire site is tied together and built uniformly. Therefore, we will work together with a development company to renovate the existing structure and construct the new office/retail area.

Neighbor question: I like the idea of PMI. However, what are the vacancy rates on medical office? This plan looks like approx. 100,000 sf. of medical office. You need to think about the land uses and the broader plan for the city.

- Response: The plan includes more than just PMI because we want to look at the site as a whole, rather than a piecemeal project. The medical and retail office will complement the medical institute and add to the vitality of the area. It doesn't make economic sense to leave the majority of the site vacant, especially adjacent to a major arterial street.

Neighbor comment: What is the timeframe for development?

- Response: PMI intends to start redevelopment of the project as soon as the entitlement process is complete. The timeframe for the balance of the site is dependent upon market conditions, but we are confident that it will move forward in a timely manner.

Neighbor question: At what point can you determine what amount of commercial can be developed on-site?

- Response: The Preliminary Development Plan prepared in conjunction with the rezoning will show a more detailed plan with building square footage and which buildings are likely to be commercial and/or office. The plan amendment stage is solely to request a map designation change and allows us to move forward to rezoning.

Neighbor comment: We don't want the site to sit vacant forever. It is key part of the neighborhood and we want a say in the development process. How do we voice our opinions and can we make a difference?

- Response: You do have a chance to voice your concerns during the plan amendment and rezoning public process. There will be two public hearings for each process. Your Councilman and Council aide are here and heavily involved in the development processes of your community. You can talk with us, as well as the Ward 6 office as we go through the process.

Neighbor question: We appreciate you moving the density to the north end of the project. However, we would like to see more creativity in the parking area.

- Response: To prevent urban heat islands, the parking areas will be required to have several canopy trees and a water harvesting component. We are happy to discuss design as we move forward with the project.

Neighbor question: I suggest you look at the TMC walking path. It is a beautiful path and could provide a good example for your project.

- Response: noted.

Neighbor question: We do not want any high density residential on the site.

- Response: Noted.

Neighbor comment: Please email us the public hearing dates.

- Response: Noted.

Meeting end time: 7:00 p.m.

Author: Kelly Lee, The Planning Center

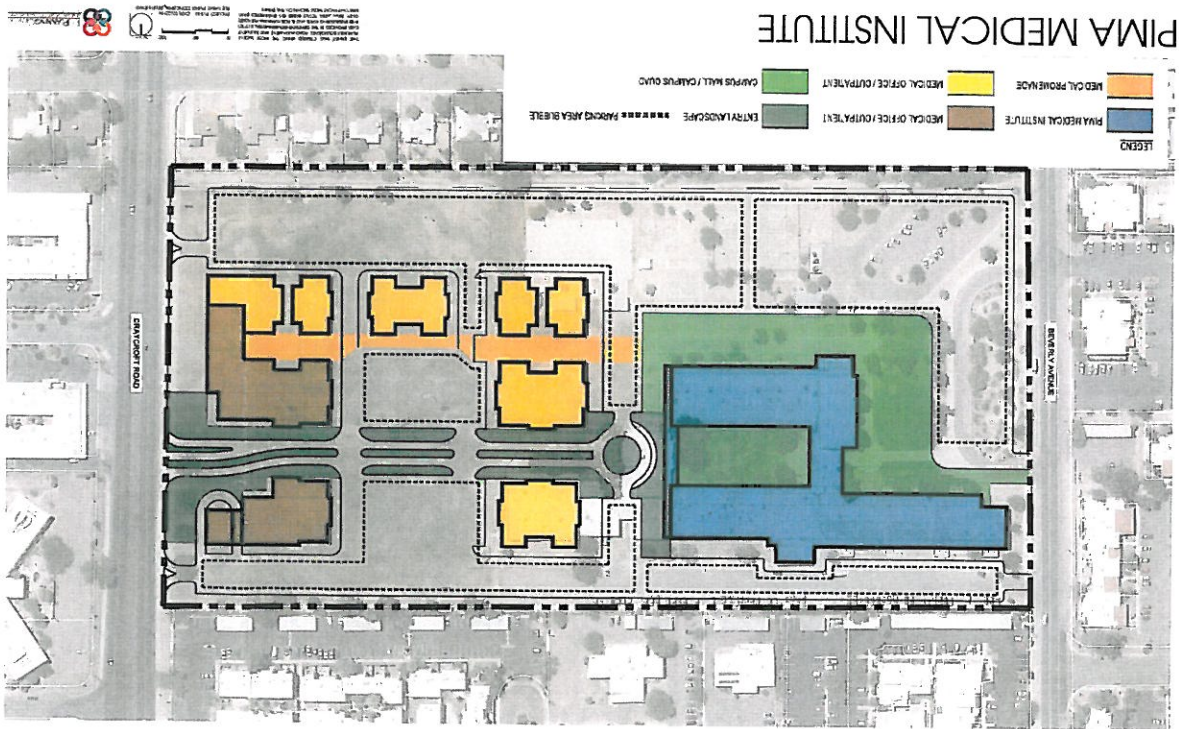


Exhibit A: Concept Plan